

159.0

0002

0005.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

989,000 / 989,000

USE VALUE:

989,000 / 989,000

ASSESSED:

989,000 / 989,000

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		WACHUSETT AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GANDHI PRITESH/GLENDALYS	
Owner 2:	
Owner 3:	

Street 1: 146 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: TAYLOR ANDREA S &amp; JONATHAN -

Owner 2: -

Street 1: 146 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2415 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		7500.000	536,200	1,300	451,500	989,000				
Total Card		0.172	536,200	1,300	451,500	989,000	Entered Lot Size			
Total Parcel		0.172	536,200	1,300	451,500	989,000	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

## PREVIOUS ASSESSMENT

Parcel ID								
159.0-0002-0005.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	536,200	1300	7,500.	451,500	989,000	989,000
2019	101	FV	425,100	1300	7,500.	451,500	877,900	877,900
2018	101	FV	425,100	0	7,500.	380,600	805,700	805,700
2017	101	FV	425,100	0	7,500.	348,300	773,400	773,400
2016	101	FV	425,100	0	7,500.	296,700	721,800	721,800
2015	101	FV	392,900	0	7,500.	258,000	650,900	650,900
2014	101	FV	392,900	0	7,500.	238,700	631,600	631,600
2013	101	FV	392,900	0	7,500.	227,000	619,900	619,900

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR ANDREA S	49962-464		8/17/2007		651,000	No	No		
LONG ANN M	27895-101		11/21/1997		249,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1972	Manual	4,421					
9/16/2013	1383	Manual	4,000	C				
8/6/2013	1180	Manual	7,315	C				
5/20/2002	501	Addition	158,000	O		G4	GR FY04	14X19 ADDITION-REM

## ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
1/23/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
3/6/2009	Inspected	189	PATRIOT
12/15/2008	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
12/1/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign:

VERIFICATION OF VISIT NOT DATA



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 5	- Cape			Full Bath: 1	Rating: Very Good	OF=BMT SINK.																			
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																				
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																				
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																				
Sec Wall: 1	%			OthrFix: 1	Rating: Average																				
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good																				
Color: OLIVE				A Kits: 1	Rating:																				
View / Desir:				Fpl: 1	Rating: Very Good																				
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																				
Grade: B	- Good			<b>CONDOS INFORMATION</b>																					
Year Blt: 1956	Eff Yr Blt:			Location:																					
Alt LUC:	Alt %:			Total Units:																					
Jurisdct:	Fact: .			Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wall: 1	- Drywall			Functional:		%	Interior:	1	8	4	M														
Sec Int Wall: 1	%			Economic:		%	Additions: 2002																		
Partition: T	- Typical			Special:		%	Kitchen:																		
Prim Floors: 3	- Hardwood			Override:		%	Baths:																		
Sec Floors: 1	%			Total:	4.6	%	Plumbing:																		
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:																	
Subfloor:				Basic \$ / SQ: 105.00				Heating:																	
Bsmnt Gar: 1				Size Adj.: 1.15675664				General:																	
Electric: 3	- Typical			Const Adj.: 0.99989998				Totals	1	8	4														
Insulation: 2	- Typical			Adj \$ / SQ: 121.447																					
Int vs Ext: S				Other Features: 113500																					
Heat Fuel: 1	- Oil			Grade Factor: 1.33																					
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																					
# Heat Sys: 1				NBHD Mod: 1.00																					
% Heated: 100				LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 562048																					
% Com Wall:	% Sprinkled:			Depreciation: 25854																					
				Depreciated Total: 536194																					
<b>MOBILE HOME</b>				Make:				WtAv\$/SQ:	AvRate:	Ind.Val															
<b>SPEC FEATURES/YARD ITEMS</b>				Model:				Juris. Factor:		Before Depr:	161.52														
				Serial #:				Special Features: 0		Val/Su Net:	164.28														
				Year:				Final Total: 536200		Val/Su SzAd:	258.78														
				Color:																					
<b>PARCEL ID</b> 159.0-0002-0005.A																<b>IMAGE</b>									
																<b>AssessPro Patriot Properties, Inc</b>									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
19	Patio	D	Y	1	20X23	A	AV	2006	3.07	T	10.4	101			1,300		1,300								
More: N				Total Yard Items: 1,300				Total Special Features:								Total: 1,300									